

TRANSFER
TAX
PAIDWARRANTY DEED

019574

LAWRENCE R. RICCI and KATHLEEN J. RICCI of Portland, County of Cumberland and State of Maine for consideration paid, grant to MICHAEL F. JANCOVIC, BARBARA K. JANCOVIC and MATTHEW JANCOVIC of Belgrade, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The land in Waterville, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows, to wit:


Lot numbered five (5) on the plan of Gilman Heights made by F. Y. Armstrong, dated December 4, 1939, and recorded in the Kennebec County Registry of Deeds, Book 12, Page 77, to which reference may be had for a more particular description.

Said Premises are conveyed subject to the restrictions numbered 1 through 9 inclusive in a warranty deed from Stephen B. Levine and Sandra D. M. Levine to Lawrence R. Ricci and Kathleen J. Ricci recorded in the Kennebec County Registry of Deeds in Book 2413, Page 202.

Said lot is conveyed with said restrictions which are covenants affixed to and running with the land and applicable to all lots hereafter to be sold by Gilman Heights, Inc. in the plot of land known as "Gilman Heights" and for a violation of the terms therein or any of them by said grantees or any persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to said Gilman Heights, Inc. and its assigns or to the owner of any lot in said plot known as "Gilman Heights" to proceed at law or in equity to compel compliance thereof.

Being the same premises conveyed to Lawrence R. Ricci and Kathleen J. Ricci by warranty deed of Stephen B. Levine and Sandra D. M. Levine, dated August 21, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2413, Page 202.

WITNESS our hands and seals this 28 day of August, 1995.


WITNESS


LAWRENCE R. RICCI


WITNESS


KATHLEEN J. RICCI

THE STATE OF MAINE
Kennebec, ss.

Aug 28, 1995

47-154

Then personally appeared the above named LAWRENCE R. RICCI and
KATHLEEN J. RICCI and acknowledged the foregoing instrument to be
their free act and deed.

Before me,

Judith A. Fletcher Woodbury
Notary Public

nm45:ricci-wd

Judith A Fletcher Woodbury

RECEIVED KENNEBEC SS.

95 AUG 28 PM 12:22

ATTEST: Thomas Reed Wilson
REGISTER OF DEEDS